

Development Standards

§ 910 LANDSCAPING.

910.01 Purpose. The purpose of this section is to prescribe standards for the maintenance of existing vegetation and the provision of supplementary landscaping within the community to achieve the following goals:

A. To preserve and enhance the natural environment and aesthetic qualities of the city;

B. To preserve and enhance the appearance, character and value of surrounding properties;

C. To minimize the visual impacts of developed parking areas;

D. To minimize the negative impacts of erosion, noise and air pollution, wind and glare;

E. To promote water conservation through maximum feasible use of native and low water-use plant species when not using treated effluent for irrigation; and

F. To promote the following:

1. Use of landscaping to separate vehicular and pedestrian areas;

2. Compatibility of residential and non-residential areas;

3. Buffers between incompatible land uses;

4. Screening of objectionable light;

5. Softening of building masses;

6. Privacy;

7. Continuity between adjacent developments;

8. Complementing visual effects of buildings;

9. Attractive appearance along city streets;

10. Energy conservation;

11. Provision of a mix of evergreen and deciduous trees where beneficial;

12. Enhancement of the quality of life and general welfare.

910.02 Review Standards. In landscaping plan review, the standards of this article will be considered minimum requirements, which may be modified by the Director as individual cases dictate, to carry out the stated purposes.

910.03 Applicability. This section shall apply to all public, quasi-public, office and commercial developments; duplex and multi-family residential developments; conditional uses and conditional rezonings and mobile home parks with respect to the following:

A. All new construction and uses of land;

B. Building expansions and additions and cumulative expansions or additions that exceed 25% of the existing gross floor area and changes in use of the existing building that require an increase in parking by at least 25% will require that the entire site be brought into conformance with these landscape requirements. Single-family residential and agricultural uses shall be exempt from the requirements of this section.

910.04 Landscape Plan Submittal and Review.

A. Three copies of a landscape plan for the site shall be submitted to the Director at the time of application for a building permit (see Figure 9-1, Sample Landscape Plan). Landscape plans shall be prepared by a landscape architect, or other professional landscape designer, to the satisfaction of the Director. The following items shall be included on all landscape plans:

1. Project name and address;

2. Assessor's parcel number;

3. Case number for projects subject to development review at public hearings;

4. Designer name, address, phone number and registration stamp;

5. Scale (bar and numerical) and north arrow. Show landscape in sufficient detail to be legible. Specify in the most practical scale acceptable to the Director;

6. Property lines, adjacent rights-of-way, building foot prints, parking lots, driveways,

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walkways, easements, utility poles, drainage structures and other site improvements, drawn to scale with appropriate dimensions;

7. Existing and proposed contours based on an approved grading plan. Contour intervals of 2 feet shall be required, unless site size or other circumstances require a different interval, approved by the Director;

8. A plant key which includes both common and botanical plant names, sizes (for example: height, trunk diameter, or diameter of plant at maturity, gallon) and quantities;

9. Plant locations and spacing corresponding to plant key;

10. Planting details (for example: staking, soil mix, and the like), construction details, protection details;

11. Existing significant vegetation on the site indicating vegetation to be retained and removed and identified by location, size and common name;

12. Details showing the method of preservation or protection of existing significant vegetation selected to be retained;

13. Significant topographical features on the site (drainage, rock outcroppings, and the like);

14. Irrigation system indications and descriptions (for example: automatic devices, sprinkler, bubbler, drip system, and the like);

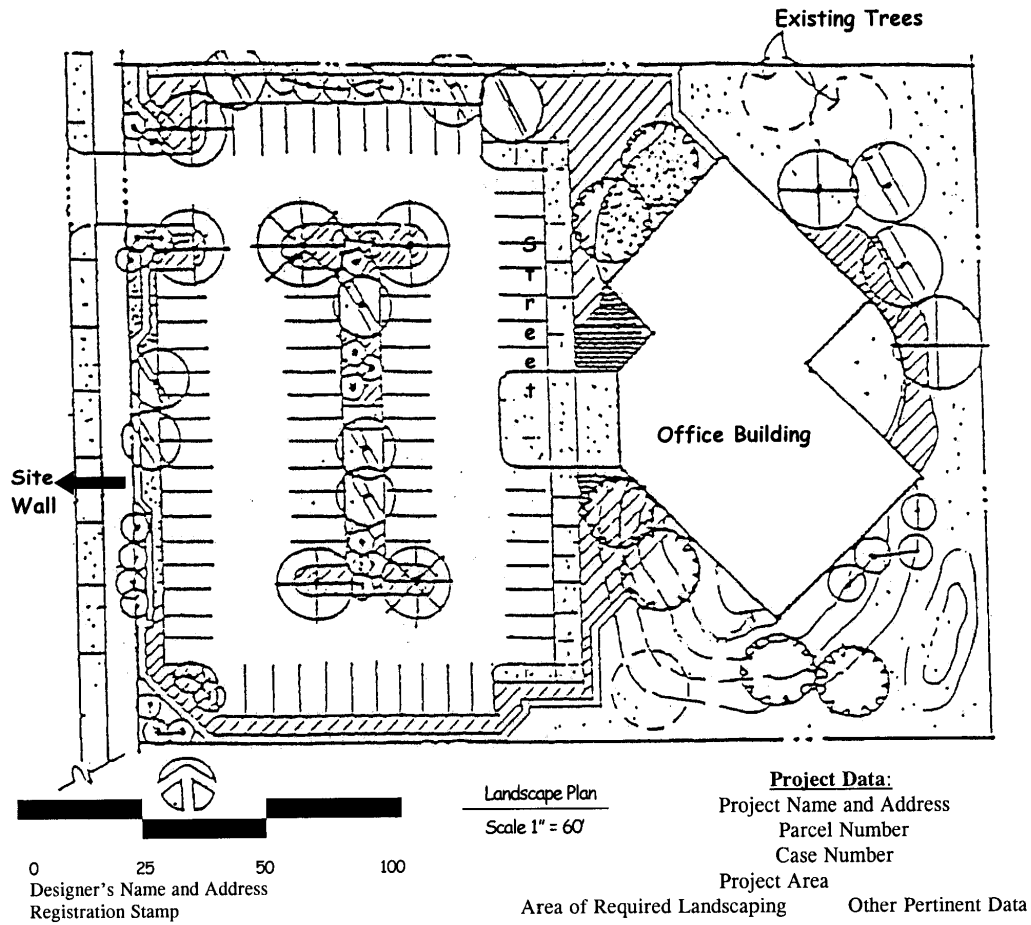
15. If applicable, indications of proposed common and open space areas on the plan. Description of function and treatment of these areas.

B. Within 15 working days of receipt of a completed submittal, and prior to issuance of a building permit, the Director shall review landscape plans for compliance with this section. The Director shall also certify implementation of the approved plan before issuing a Certificate of Occupancy or commencement of the new use.

C. Revisions to overall development plans or plats may require commensurate revisions to landscape plans to the satisfaction of the Director.

D. If a project is developed in phases, required landscaping and screening must be completed in sequence with development phases and shown as such on the landscape plan.

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Plant Key

Symbol	Name	Quantity	Size	Spacing
	Sycamore, Arizona (<i>Platanus Wrightii</i>)	2	24" box	—
	Cypress, Arizona (<i>Cupressus Arizonaica</i>)	5	24" box	—
	Willow, Desert (<i>Chilopsis Linearis</i>)	10	15 gal	—
	Pine, Pinion (<i>Pinus Edulis</i>)	6	24" box	—
	Silver Berry (<i>Eleagnus Pungens</i>)	23	5 gal	—
	Penstemon, James (<i>P. Jamessii</i>)	500 sq. ft.	Flats	6" OC
	Zinnia, Prairie (<i>Z. Grandiflora</i>)	400 sq. ft.	1 gal	12" OC

Figure 38 Sample Landscape Plan

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910.05 General Landscape Requirements and Regulations. A landscape plan shall consist of all existing significant vegetation and proposed supplementary landscaping.

A. Any part of a site not used for buildings, parking, driveways, walkways, utilities and approved storage areas shall be retained in a natural state, reclaimed to its natural state or landscaped. Insufficiently vegetated natural areas shall be enhanced to minimum quantities recommended by a professional landscape designer.

B. No artificial trees, shrubs, turf or plants shall be used to fulfill the landscaping requirements of this section.

C. A recommended list of native and adaptive plants suitable for landscaping in the Sedona area is listed in Appendix "A" of Article 10 (Design Review Manual).

D. The area abutting any street or highway, excluding driveways perpendicular and providing access to the street or highway, shall be landscaped (see Figure 9-39).

E. If existing natural vegetation adequately satisfies the minimum standards of this section, additional landscaping is not required.

F. A minimum width of 10 feet shall be required for frontage area landscaping, which may include right-of-way landscaping. A minimum of 5 feet of landscaping shall be on the applicant's property.

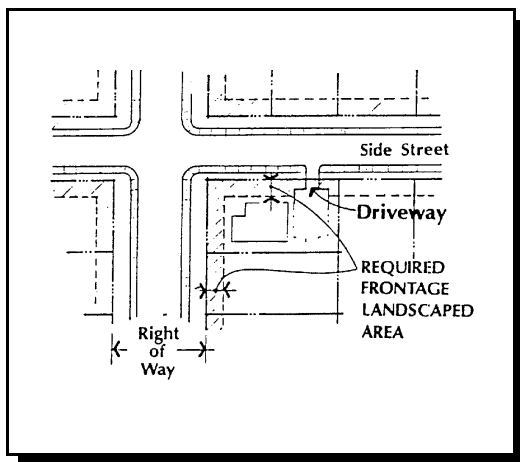


Figure 9-39 Frontage Area Landscaping

G. In the OP, CN, C-1 and C-2 zoning districts, required front and street side yards shall be landscaped to a depth of not less than 10 feet. Remaining front and street side yard areas or setbacks may be used for required off-street parking.

H. In the C-3 zoning district, required front and street side yards shall be landscaped to their full depth.

I. In multi-family districts, the undeveloped site area shall be landscaped. Such required landscaping may include outdoor recreation areas.

J. A minimum of 1 tree and 3 shrubs for each 30 feet of street frontage is required. The Director may require a landscape berm or decorative wall not less than 3 feet in height. In certain instances, however, flexibility in the minimum height of the berm or wall may be permitted on the basis of innovative landscape design as approved by the Director. In certain instances, flexibility in the minimum width may be permitted on the basis of innovative landscape design as approved by the Director.

K. Landscaping of public rights-of-way is encouraged. When landscaping of such areas is desired, an encroachment permit from the appropriate public authority owning or controlling such right-of-way shall be submitted with the landscape plan. Landscaped areas within the public right-of-way may be taken into consideration for overall landscape requirement on the site.

L. All new developments and additions to existing developments shall comply with 1 of the 3 following criteria, depending on the size, shape and configuration of the property to be developed and the discretion of the Director:

1. A minimum of 15% of the gross square footage of vehicular use areas shall be devoted to landscaping. Sidewalks and designated loading-unloading areas for service vehicles shall not be considered as vehicular use area. Plans shall indicate the total percentage of landscaped area shown; or

2. The following parking areas shall be landscaped in accordance with § 910.05L.4.:

a. Traffic islands separating adjacent parking spaces;

b. Peninsulas parallel to individual parking spaces;

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c. Planter areas located at the ends of traffic island parking nodes or other planter areas located within the parking lot vehicular use area; or

3. For properties with unusual shape and configuration, the Director may approve, with the concurrence of a registered landscape architect, a landscape plan which does not meet criteria (a) or (b) but which will meet the objectives and purpose of this section;

4. The following are general requirements that must be met for all parking area landscape plans:

a. Landscaping shall consist of trees and plant material. This landscaping shall consist of a minimum of one 15-gallon tree and 2 shrubs for every 6 parking spaces and a minimum of at least one 24-inch box tree for every 8 parking spaces;

b. Where public parking areas and loading zones abut a street, there shall be a landscaped border not less than 10 feet in width between the parking area and the road right-of-way line and it shall not conflict with § 910.09 (Sight Distance). At least one 15-gallon tree shall be provided for every 30 feet of street frontage. A low level (3 feet in height) decorative wall, fence, berm or landscape screening shall be provided between parking areas and roadways to screen parking areas from public view;

c. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control;

d. For parking lots with 20 or more spaces, at least 50% of the required parking area landscaping shall be installed in islands separating adjacent parking spaces or in peninsulas parallel to individual parking spaces (see Fig. 9-40);

e. All landscaped areas must be protected from damage by vehicles with continuous, anchored concrete curbs, railroad ties, headers, wheelstops or other means acceptable to the Director, at least 6 inches in height. If loose ground cover is proposed (such as cinders, woodchips) it must be contained by a header or depressed construction;

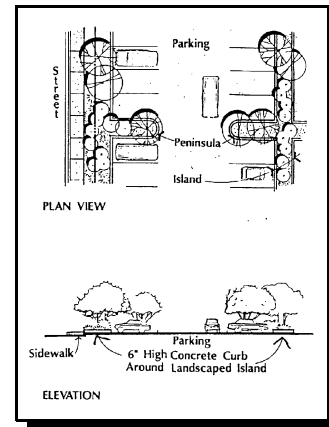


Figure 9-40 Landscaped Traffic Island

f. Shrubs and trees proposed within a visibility triangle shall adhere to the standards set forth in § 910.09 (Sight Distance) to the satisfaction of the Director;

g. All landscaping, trees, plants, shrubs, ground covers, and the like shall be of a type that has minimum consumptive water use, unless the overall project has an effluent water disposal requirement;

h. Whenever off-street parking areas are situated across the street from property in a residential district, a masonry wall or berm 3 feet in height shall be erected between the required landscaped area and the parking area to adequately screen these parking areas from the residential properties.

910.06 Landscape Material Standards. Minimum plant requirements for required frontage and parking area landscaping materials are as follows.

A. Minimum sizes.

1. Trees. Minimum size when planted shall be 8 feet in height, trunk diameter of 1-inch to 1-1/2 inch; and with a branch spread of at least 4 feet. Variations from the minimum requirements may be approved by the Director based on the tree species proposed.

2. Shrubs. Minimum size when planted shall be 5 gallon. When certain shrubs are not normally commercially available in 5-gallon sizes, the Director may allow 1-gallon sizes.

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3. Groundcover. Minimum spacing when planted shall provide full coverage within 1 year of installation.

B. Vegetation shall be selected, planted and maintained, so that at maturity it does not interfere with utility lines, traffic sight lanes, vehicular parking, pedestrian circulation and property rights of adjacent owners, and would not significantly damage or create upheaval of sidewalks and pavement. The minimum quantities of materials for required landscaped areas shall be as listed in Table 9-H.

Table 9-H
Minimum Quantities for Required
Landscaped Area

Sq. Ft. of Required Land- scaped Area	Trees	Shrubs	Vegetative Ground Cover (min.)	Non- Vegetative Ground Cover (max.)
	(May be Clustered)		Percent of Gross Landscaped Area	
0 - 500	2	4	50%	50%
500 - 1000	3	6	50%	50%
1001 - 1500	4	8	25%	75%
1501 - 2000	5	10	25%	75%
2001 - 2500	6	12	25%	75%

1. For landscaped areas over 2,500 square feet, the following shall be provided in addition to the quantities listed in Table 9-H: 4 trees, 8 shrubs and 25% vegetative groundcover for each additional 500 square feet of that area.
2. For parking areas, minimum quantities shall also comply with § 910.05J.

910.07 Tree Preservation and Protection.

A. No existing live trees may be felled or removed from a site and no person, firm or corporation shall

strip, excavate, grade or otherwise remove top soil from a site without:

1. A site development plan that includes a tree removal plan in conformance with the provisions of § 909, a grading plan and a landscape plan; and
2. A grading permit and building permit issued by the city.

B. Site development plans shall be designed to minimize the removal of trees. The removal of trees may be authorized by the Director in conformance with the provisions of § 909A.

C. Trees to be preserved on-site shall be effectively protected during grading and construction to prevent root damage, soil compaction, and trunk damage, in conformance with the provisions of § 909D.

D. On-site paving shall be designed to allow sufficient area around trees to permit water absorption and prevent soil compaction. Preservation and protection details shall be shown on the required landscape plan and must be in conformance with the provisions of § 909D.

910.08 Screening. All parking areas and/or parking structures shall be screened.

A. Where required by this Code, vegetation selected for screening 6 feet in height shall be evergreen; a species that will reach a minimum height of 6 feet in 2 years; spaced according to the foliage density of the selected species and located to provide a solid screen in all seasons within 2 years from planting date.

B. Where required by this Code, vegetation selected for screening 3 feet in height shall be evergreen; spaced according to the foliage density of the selected species and located to provide a solid screen within 2 years of planting date (see Figure 9-41 Landscape Screen).

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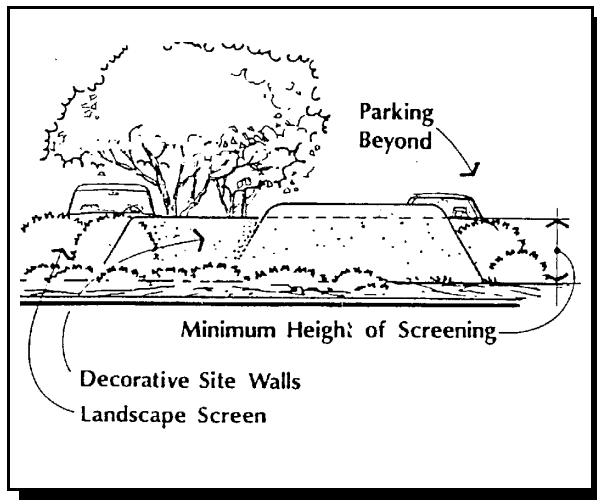


Figure 9-41 Parking Lot Screening

C. Earth berms or a combination of berm, landscaping and ornamental wall may be used to assure that parking areas are adequately screened from adjacent roadways and properties. Berms shall be designed to transition to existing grades, not to exceed a slope of 2:1, and shall be covered with plant material, groundcover or rip-rap, as approved by the Director to prevent erosion (see Figure 9-42 Earth Berms).

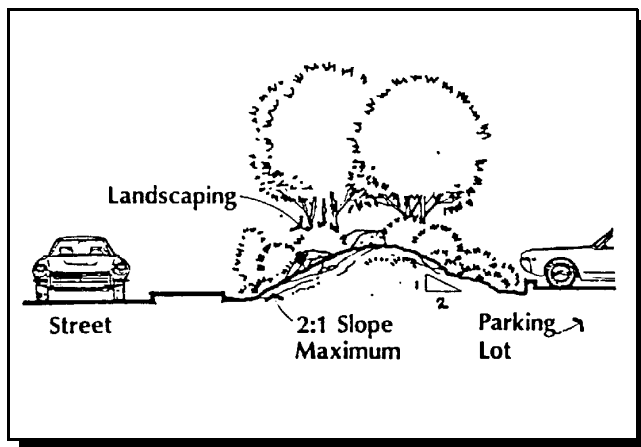


Figure 9-42 Earth Berm

910.09 Sight Distance.

A. To ensure that landscape materials do not constitute a driving hazard, no landscaping higher than 3 feet at maturity or fencing higher than 3 feet shall be placed within the visibility triangles.

1. To determine the visibility triangles necessary for a corner lot, measure 30 feet back along lot lines from the point of intersection of the 2 lot lines.

2. At drive entrances, measure 10 feet back along drive and lot line from the point of intersection of drive and lot line.

B. Existing vegetation is permitted within a visibility triangle if foliage is pruned and maintained at a height under 3 feet or above 6 feet measured from the lowest branch, to the satisfaction of the City Engineer (see Figure 9-43, Visibility Triangle).

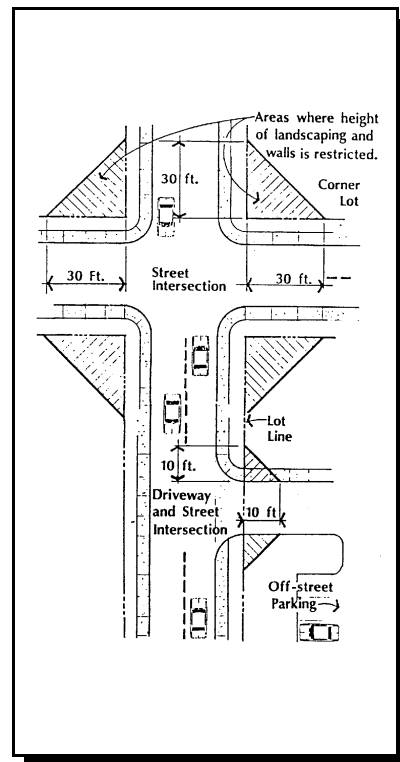


Figure 9-43 Visibility Triangle

910.10 Installation.

A. Landscaping and watering devices shall be installed in accordance with approved landscape and site plans prior to the issuance of a Certificate of Occupancy.

B. If approved landscaping and watering devices cannot be installed prior to occupancy or commencement of operations as a result of seasonal planting limitations, a conditional Certificate of Occupancy may be issued by the city.

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C. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide surety acceptable to the city and equal to the total cost of landscaping improvements in accordance with a written estimate, prepared by a landscape architect or other landscape designer, based on the approved landscaping plan. A signed conditional Certificate of Occupancy agreement with the city shall accompany the surety and estimate.

910.11 Irrigation. A permanent on-site underground irrigation system or alternative system acceptable to the Director shall be installed. This watering system shall be designed to water landscaped areas efficiently and avoid overspray and overflow onto adjacent parking areas and access drives, sidewalks, buildings and public streets.

910.12 Maintenance. It shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property to permanently maintain all approved landscaping in accordance with the approved landscape plan.

A. Required maintenance shall include regular watering, pruning, mowing, fertilizing, clearing of debris and weeds, removal and replacement of dead plants and repair and replacement of irrigation systems and architectural features.

B. Any plant materials not surviving shall be replaced with plants of the same size, variety, and quality as those removed within 30 days of their demise or in the next planting period.

C. Failure to maintain approved landscaping shall constitute a violation of this Code.

D. Maintenance of landscaping within the public right-of-way shall be included, in accordance with the terms of encroachment permits authorizing such landscaping.

(Am. Ord. 2009-15, passed 10-13-2009)

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§ 911 OUTDOOR LIGHTING.

911.01 Purpose and Intent. It is the purpose and intent of this code to balance the goals of the Sedona Community Plan to maintain its small-town character with the need to provide for safe lighting practices and to minimize light pollution for the enjoyment of Sedona's citizens and visitors.

A. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:

1. The degradation of the nighttime visual environment by production of unsightly and dangerous glare;
2. Lighting practices that interfere with health and safety of Sedona's citizens and visitors;
3. Unnecessary waste of energy and resources in the production of too much light or wasted light;
4. Interference in the use or enjoyment of property which is not intended to be illuminated at night, and the loss of the scenic view of the night sky due to increased urban sky-glow.

B. The concerns of safety, utility and aesthetic appearance, need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to when, where and how much night-time lighting is needed, will lead to better lighting practices.

C. The topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area. Unnecessary or excessive uses of outdoor light-time lighting have an adverse impact on astronomical observation even at relatively distant observatories.

D. Accordingly, it is the intent of this code to require lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining night-time safety, utility, security and productivity.

911.02 Conflict Regulations. Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this code, the most restrictive shall govern unless otherwise regulated by law.

911.03 Definitions. See Article 2 for definitions pertaining to outdoor lighting.

911.04 Applicability.

A. New uses, buildings and major additions or modifications. If the total cumulative increase in floor area is greater than 50% for single-family residential or greater than 25% for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is greater than 25% of the valuation of the building as determined by the Director, then all outdoor lighting fixtures shall meet the requirements of this code for the entire site, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting 25% or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.

B. Minor additions. If the total cumulative increase in the floor area is 50% or less for single-family residential or 25% for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is less than 25% of the valuation of the building as determined by the Director, then full conformance of the existing portion of the building or structure is not required. However, such projects shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.

C. New lighting. Any new lighting on the site shall meet the requirements of this code with regard to shielding and lamp type; the total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this code, whichever is larger.

D. Resumption of use after abandonment. If a property or use with non-conforming lighting is abandoned as defined in Article 12 (Non Conforming Situations), then all outdoor lighting shall be reviewed and brought into compliance with this code before the use is resumed.

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E. Public roadways. In general this code does not apply to city and state right-of-ways. However, all such street lights must be fully shielded.

911.05 Outdoor Lighting Standards.

A. Low pressure sodium lighting. Due to their high energy efficiency, long life and spectral characteristics, low pressure sodium (LPS) lamps are the preferred illumination source throughout the city. Their use is to be encouraged, when not required, for outdoor illumination whenever its use would not be detrimental to the use of the property. Ten white light added to LPS light permits nearly normal color perception.

1. Class 1 lighting. Low pressure sodium (LPS) lamps are not required. Businesses who chose to use LPS as their primary lamps are eligible to apply for an additional 10% increase in the lumens per acre allowed for their site.

2. Class 2 lighting. Low pressure sodium (LPS) lamps are required. Up to 10% of the total lumens per acre allowed may be white light.

B. Light trespass standard. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.

C. Lamp and shielding. All light fixtures are required to be fully shielded and shall be installed in such a manner that the shielding complies with the definition of fully shielded light fixtures for all uses, including single-family and multi-family residential uses, except as provided below.

1. All lamp types above 2,000 lumens shall be fully shielded.

2. Partially shielded light fixtures may be permitted subject to the approval of the Director. Partially shielded light fixtures are limited to a maximum of 5,500 lumens per net acre and shall not exceed 2,000 per lamp (see § 911.05 D).

D. Total outdoor light output standards - non-residential and multi-family uses.

1. Total outdoor light output shall not exceed 100,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 5,500 lumens per net acre and are counted towards the 100,000 lumens per net acre cap.

2. Seasonal decorations, permitted between Thanksgiving and January 15, are not counted toward these limits. Lighting used for external illumination of signs is counted.

E. Total outdoor light output standards - single-family residential uses.

1. Outdoor lighting for single-family residential uses are not subject to a lumens per net acre cap.

2. Outdoor lighting for single-family residential uses are subject to the lamp fixture and shielding requirements.

F. Parking lot standards. Parking lots shall be considered Class 2 lighting. Parking lot lighting poles shall be sized in such a manner that the top of any luminary does not exceed 12 feet above adjacent grade.

G. Lighting time limitations.

1. Class 1 lighting, including but not limited to sales, service, commercial, assembly, repair, maintenance, and industrial areas may only continue in operation until 11:00 pm or for as long as the area is in active use but once off remain off during non-business hours.

2. Class 2 lighting, shall have no time restrictions except as specified by any conditions of approval. Uses that do not require all night illumination are encouraged to turn off their outdoor lighting during night hours whenever possible.

3. Class 3 lighting, except for flag pole lighting, must be extinguished after 11:00 pm or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night from Thanksgiving to January 15.

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4. Multi-class lighting, except for security lighting, must conform to the time limitations of the strictest class.

H. Multi-class lighting standard. Multi-class lighting must conform to the shielding and timing restrictions, if any, that apply to the most restrictive included Class.

I. Class 3 lighting standards.

1. All class 3 lighting must be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area intended to be lighted.

2. Permanent exposed string lighting is not permitted.

3. All class 3 lighting must comply with the light trespass standards as described in § 911.05.B.

4. All class 3 lighting shall comply with the lamp and shielding standards as described in § 911.05.C.

5. a. Subject to the approval of the Director, uplighting or ground mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping (such as outstanding architectural features, specimen trees with dense year-round foliage or large native shrubs masses). Uplighting or ground mounted lighting shall be designed and installed in such a manner as to minimize glare with special consideration in areas where there is vehicle and pedestrian traffic.

b. All lighting which is directed upwards shall be placed in such a manner that the angle of the lamp shall not be greater than 45 degrees measured from a horizontal plane to a line projected through the center of the lamp, and fixtures shall be fully-shielded to contain and direct the light on to the feature to be lighted.

J. Signs. See Article 11, Sign Regulations.

K. Mercury vapor light bulbs and fixtures in use for outdoor lighting on the effective date of this code shall not be used after July 1, 2006.

L. Searchlights, floodlights, laser source lights, strobe or flashing lights, illusion lights or any similar high intensity light shall not be permitted except in emergencies by police and fire personnel at their direction. Spot lights are permitted and must be directed downward 45 degrees from any neighboring property.

M. On projects where an engineer or architect is required, the developer shall verify in writing to the city that all outdoor lighting was installed in accordance with the approved plans.

911.06 Special Uses.

A. Recreational facilities.

1. Lighting for outdoor athletic fields, courts or tracks shall be considered Class 1.

2. Lighting allowed in this subsection shall be subject to approval. When the proposed lumens per acre exceeds the lumens per net acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society or North America (IESNA).

3. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this code.

4. Such lighting shall not include any light trespass as determined by the Director.

5. All events shall be scheduled so as to complete all activity and lights turned off by 10:00 pm.

6. Fully shielded lighting shall be required for fields designed for amateur, recreational or non-professional sports activity. For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:

a. Are provided with internal or external glare control louvers, or both, and installed so as to minimize uplight and offsite light trespass as determined by the Director; and

b. Are installed and maintained with aiming angles that permit no greater than 2% of the light emitted by each fixture to project above the horizontal.

B. Outdoor display lots. Light for outdoor display lots shall be considered Class 1, and shall conform to the lumens per net acre limits except as follows:

1. All such lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully-shield characteristics.

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2. When the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).

3. Such lighting shall not include any light trespass as determined by the Director.

4. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this code.

5. Lighting time limitations. Outdoor display lot lighting shall conform to the hours of operation as established under Class 1 lighting standards. Any lighting on after the time limitations shall be considered Class 2 lighting and shall conform to all restrictions of this code applicable to this class.

C. Service station canopies.

1. Class 2. Lighting for service station canopies shall be considered Class 2 lighting.

2. Shielding. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers.

3. Total under-canopy output. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 lumens per square foot of canopy. All lighting mounted under the canopy except internally illuminated signs, shall be included in the total. Fifty percent of the total lumen output of all lamps mounted within or under a canopy shall be included in the lumen per acre cap.

D. Other lighting on parcels with special uses. All site lighting not directly associated with the special uses as permitted shall conform to all lighting standards described in this code.

911.07 Plans Submittal and Evidence of Compliance.

A. Plan submittal. Whenever a person is required to obtain a permit for outdoor lighting or signage, a conditional use permit, subdivision approval or any development plan approved by the city, including all city projects, or whenever a person requests a rezoning, the applicant shall, as part of the application process, submit

sufficient information to enable the Director to determine whether proposed lighting complies with this code. All applications may be subject to review and action by the Planning and Zoning Commission at the discretion of the Director.

B. Applications. All applications, shall include the following:

1. A site plan indicating the location of all lighting fixtures, both proposed and any already existing on the site.

2. A description of each illuminating device, fixture, lamp, support and shield, both proposed and existing. The description shall include, but is not limited to, manufacturer's catalog cuts and illustrations (including sections where required); lamp types, wattages and initial lumen outputs.

3. Such other information that the Director may determine is necessary to ensure compliance with this code.

C. Plan approval. If the Director determines that any proposed lighting does not comply with this code, the permit shall not be issued or the plan approved.

D. Lamp or fixture substitution. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Director for approval, together with adequate information to assure compliance with this code, which must be received prior to substitution.

E. Certification of installation. For all projects where the total initial output of the proposed lighting equals or exceeds 100,000 lamp lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the certificate of occupancy is issued. Until this certification is submitted, approval for use of a Certificate of Occupancy shall not be issued for the project.

911.08 Approved Materials and Methods of Construction or Installation/Operation. Approval of Alternatives. The provisions of this code are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this code, provided any such alternate has been approved by the Director. The Director may approve any such proposed alternate providing that it:

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A. Provides at least approximate equivalence to that applicable specific requirements of this code.

B. Is otherwise satisfactory and complies with the intent of this code.

911.09 Exemptions and Nonconforming Lights.

A. All nonconforming outdoor light fixtures lawfully installed prior to and operable on the effective date of this code are exempt from all requirements of this code. However, there shall be no change in use or lamp type, or any replacement (except for same-type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this code.

B. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this code.

C. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this code for as long as the emergency exists.

D. Swimming pool and decorative water fountain lighting. Underwater lighting used for the illumination of swimming pools and decorative water fountains are exempt from the lamp type and shielding standards, though they must conform to all other provisions of this code.

(Am. Ord. 2006-02, passed 1-10-2006; Am. Ord. 2009-15, passed 10-13-2009)